
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1923 Merriman Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Jason Murphy

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel located mid-block on Merriman Avenue. Adjacent houses are one story duplex structures, some of which are being removed due to their location in the flood plain leaving most of the block vacant.

Proposal

The proposal is a new single family home. Design features include a full width front porch, a front facing gable dormer, rear shed dormer and wood trim materials. Front porch depth is 8 feet. Proposed height is approximately 22 feet.

Policy & Design Guidelines for New Construction, page 34

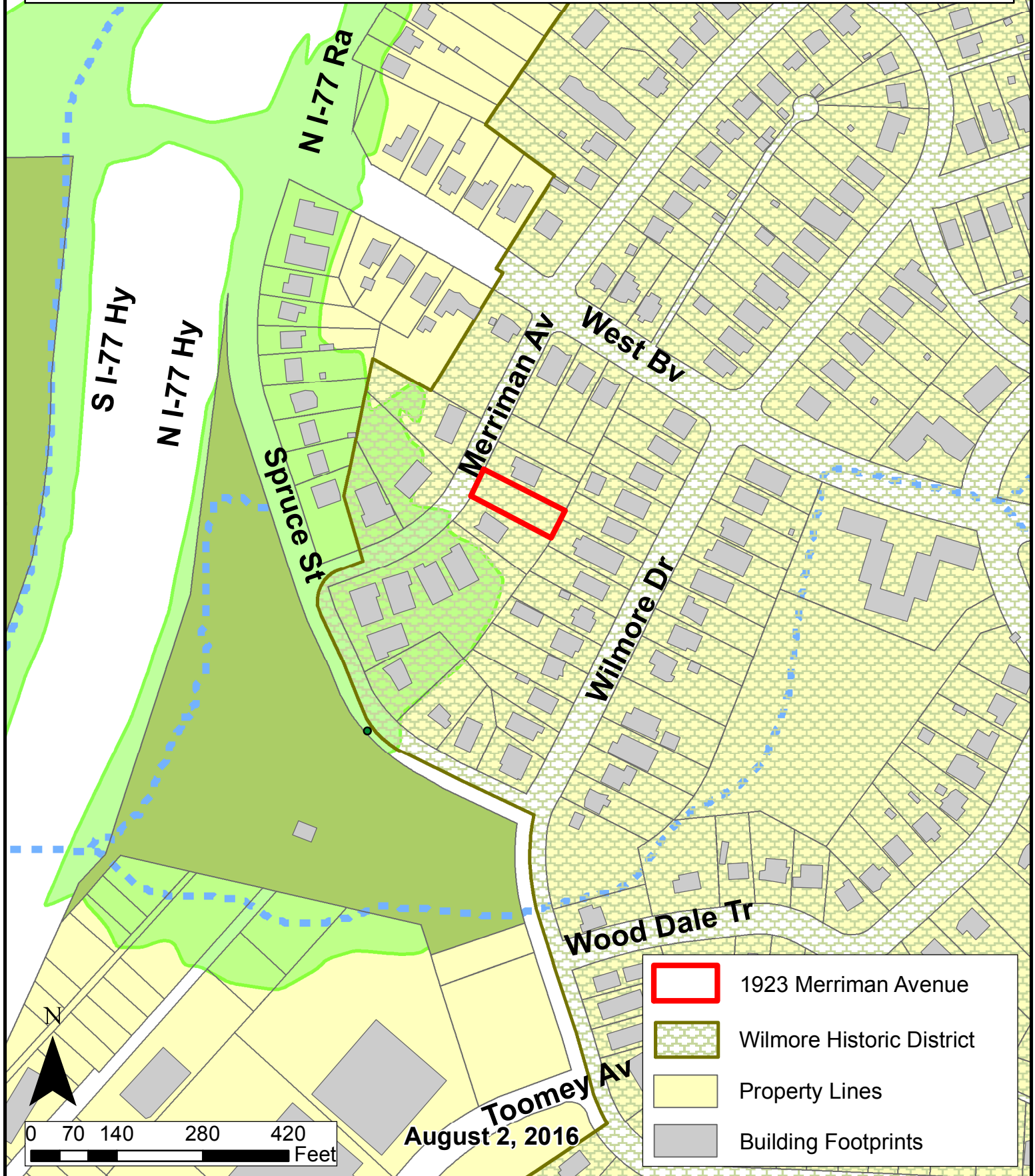
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

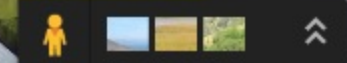
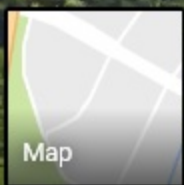
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis

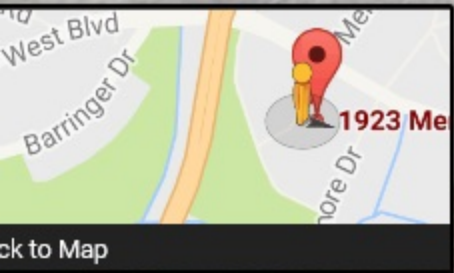
The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2016-189
HISTORIC DISTRICT: WILMORE
NEW CONSTRUCTION

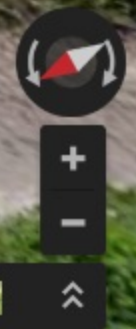




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1 NEIGHBORHOOD MAP
SCALE: 1/8" = 1'-0"

RESIDENCE
1923 MERRIMAN AVE.
CHARLOTTE, NC

0	Date:	Revision:


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SHEET TITLE:
NEIGHBORHOOD PLAN

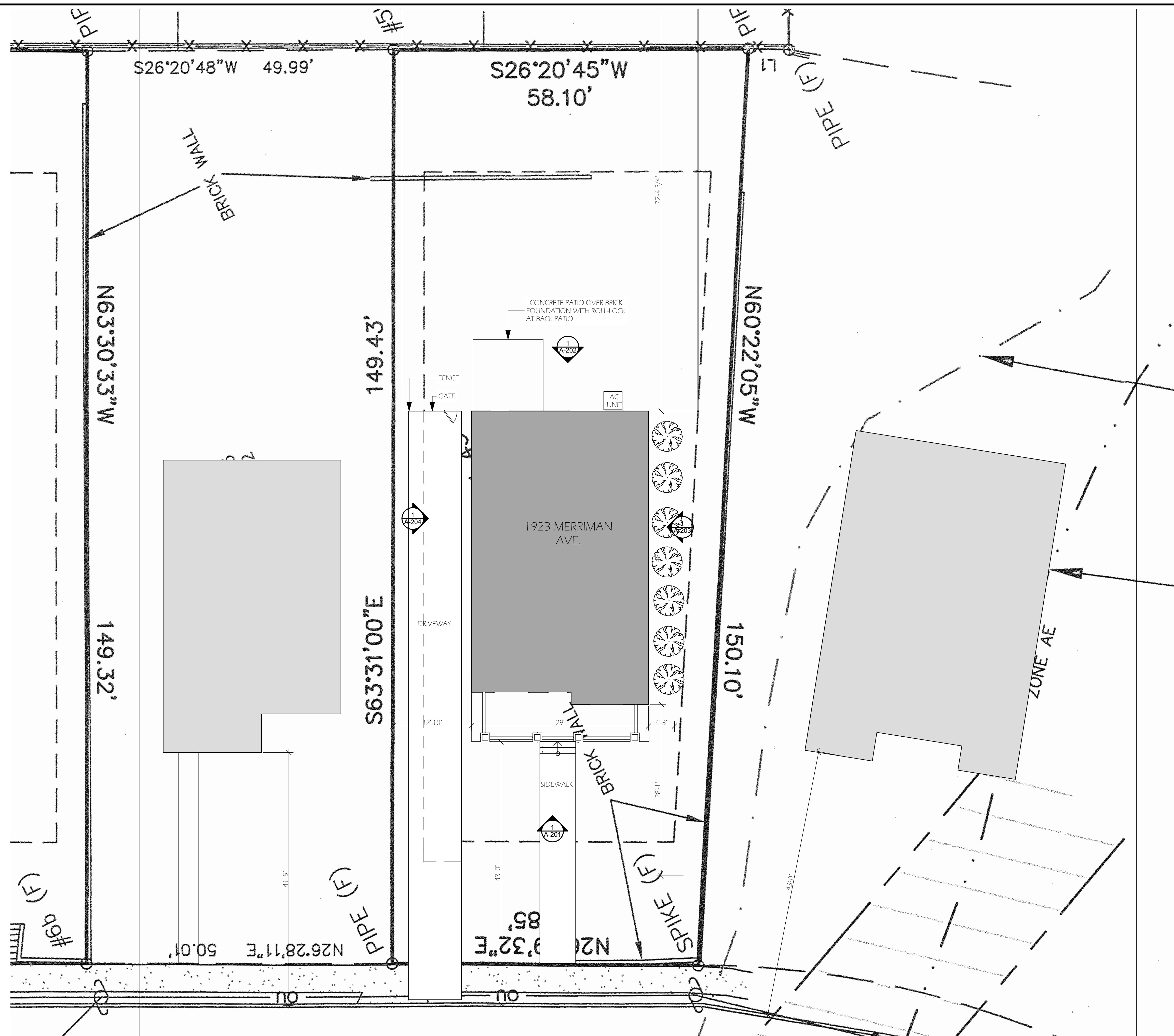
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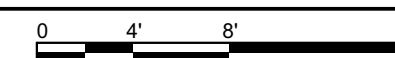
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SHEET TITLE:
SITE PLAN

A-101



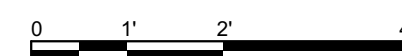
1 SITE PLAN
SCALE: 1/8" = 1'-0"



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1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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SHEET TITLE:
FRONT ELEVATION

SHEET NUMBER:

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1 REAR ELEVATION
SCALE: 1/2" = 1'-0"

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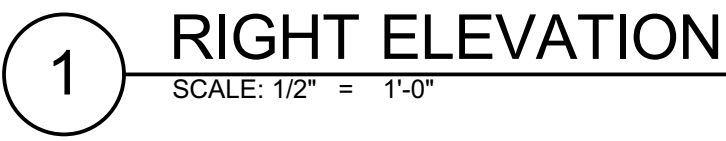
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SCALE: 1/2" = 1'-0"	PROJECT NO: 16.610

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SHEET TITLE:
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SHEET NUMBER:

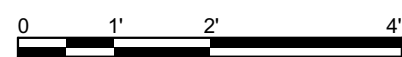
A-202



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1 LEFT ELEVATION
SCALE: 1/2" = 1'-0"



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SHEET TITLE:
LEFT ELEVATION

SHEET NUMBER:

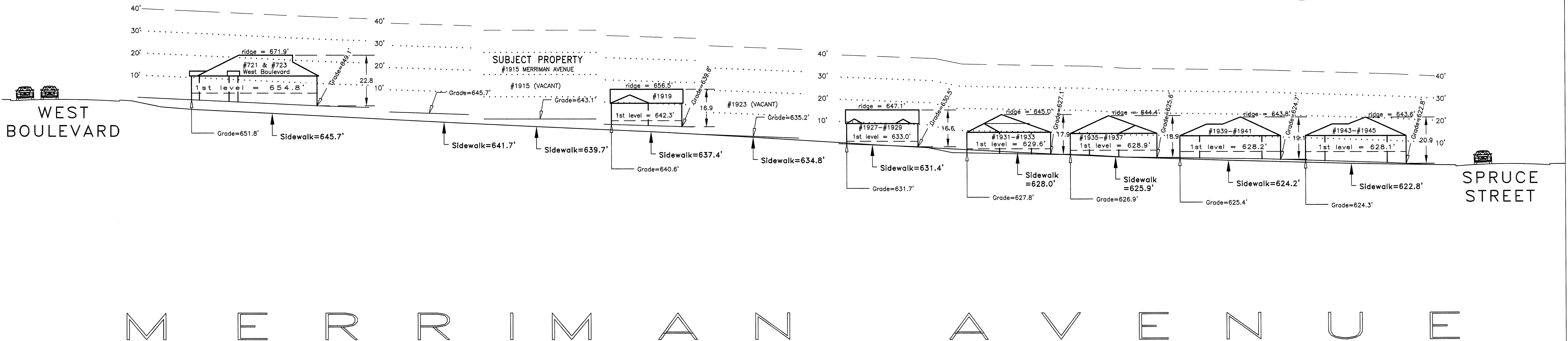
A-204

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 11th day of July, 2016.



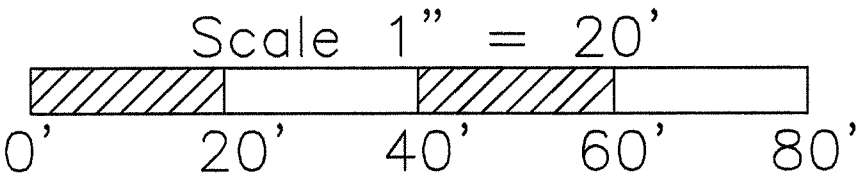
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
MERRIMAN AVENUE 1900 BLOCK
FACING SOUTHEAST – ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte–Mecklenburg Planning Department
June 28, 2016

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

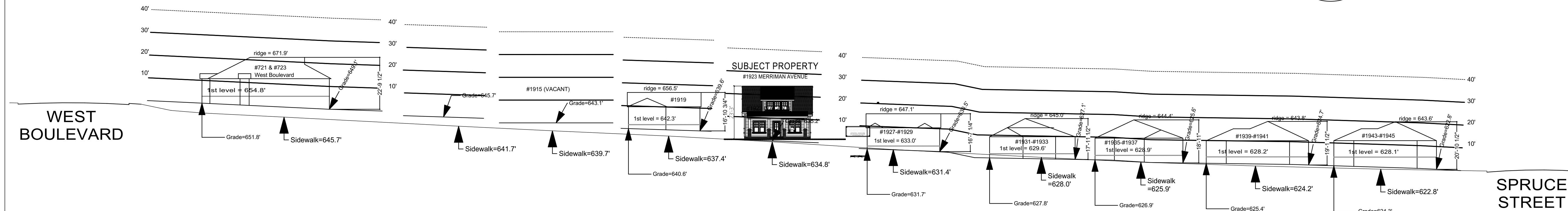


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This ____ day of _____, 2016.

Andrew G. Zoutewelle
Professional Land Surveyor
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REFER TO SIGNED & SEALED COPY
DATED July 11, 2016



MERRIMAN AVENUE

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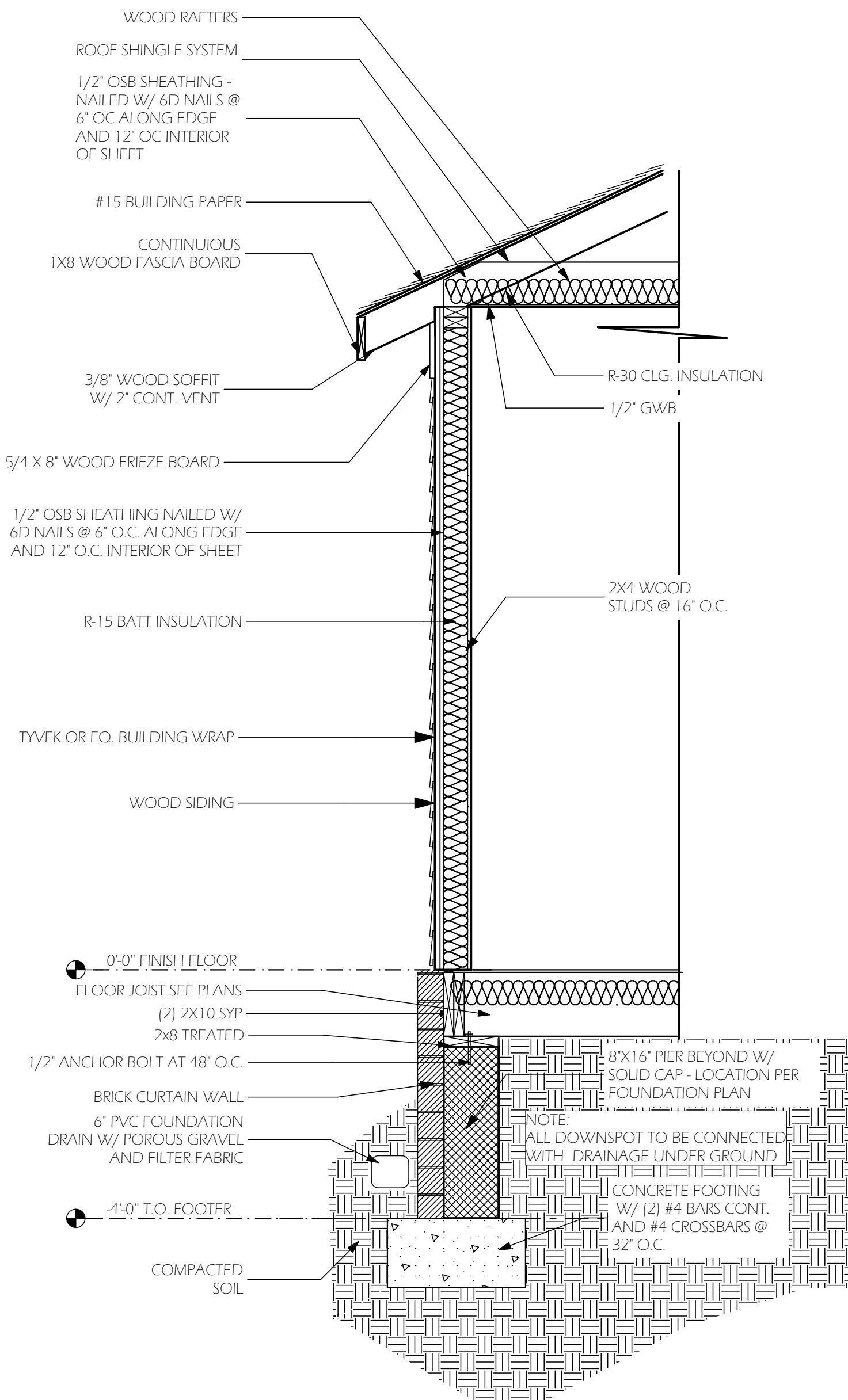
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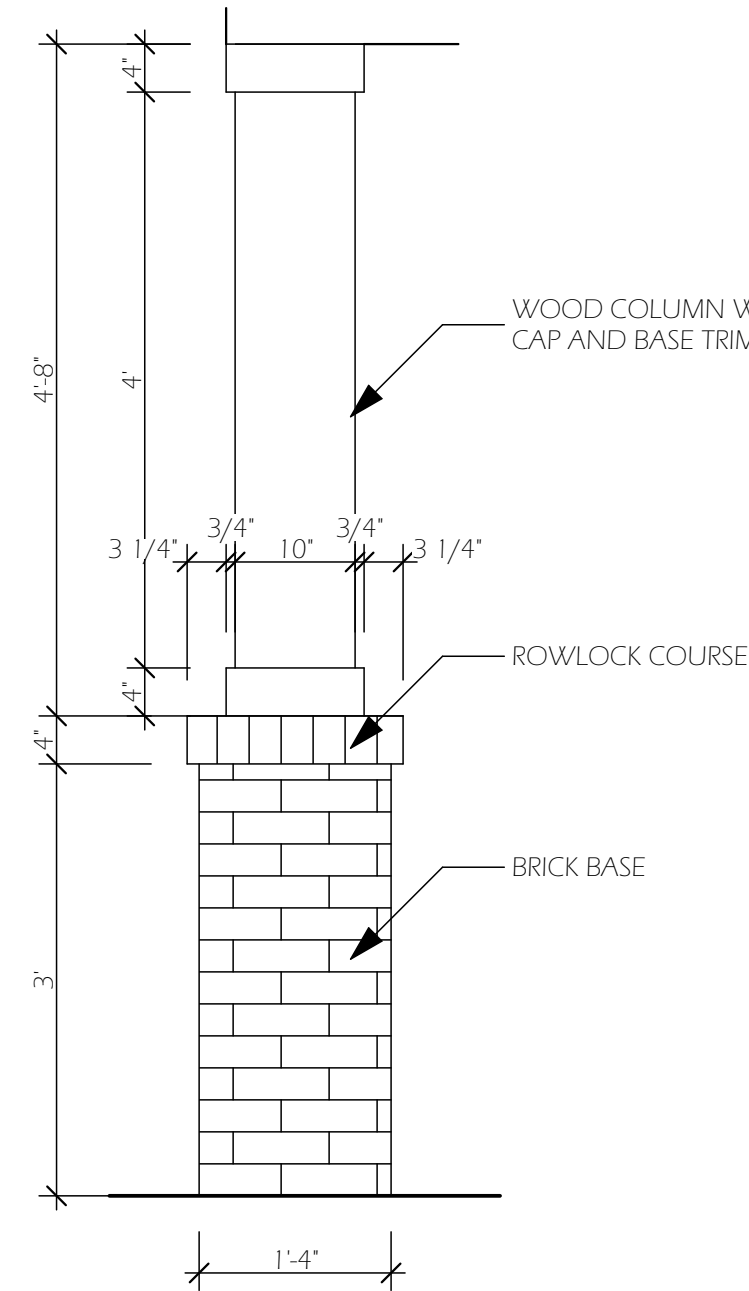
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ELEVATION

SHEET NUMBER:

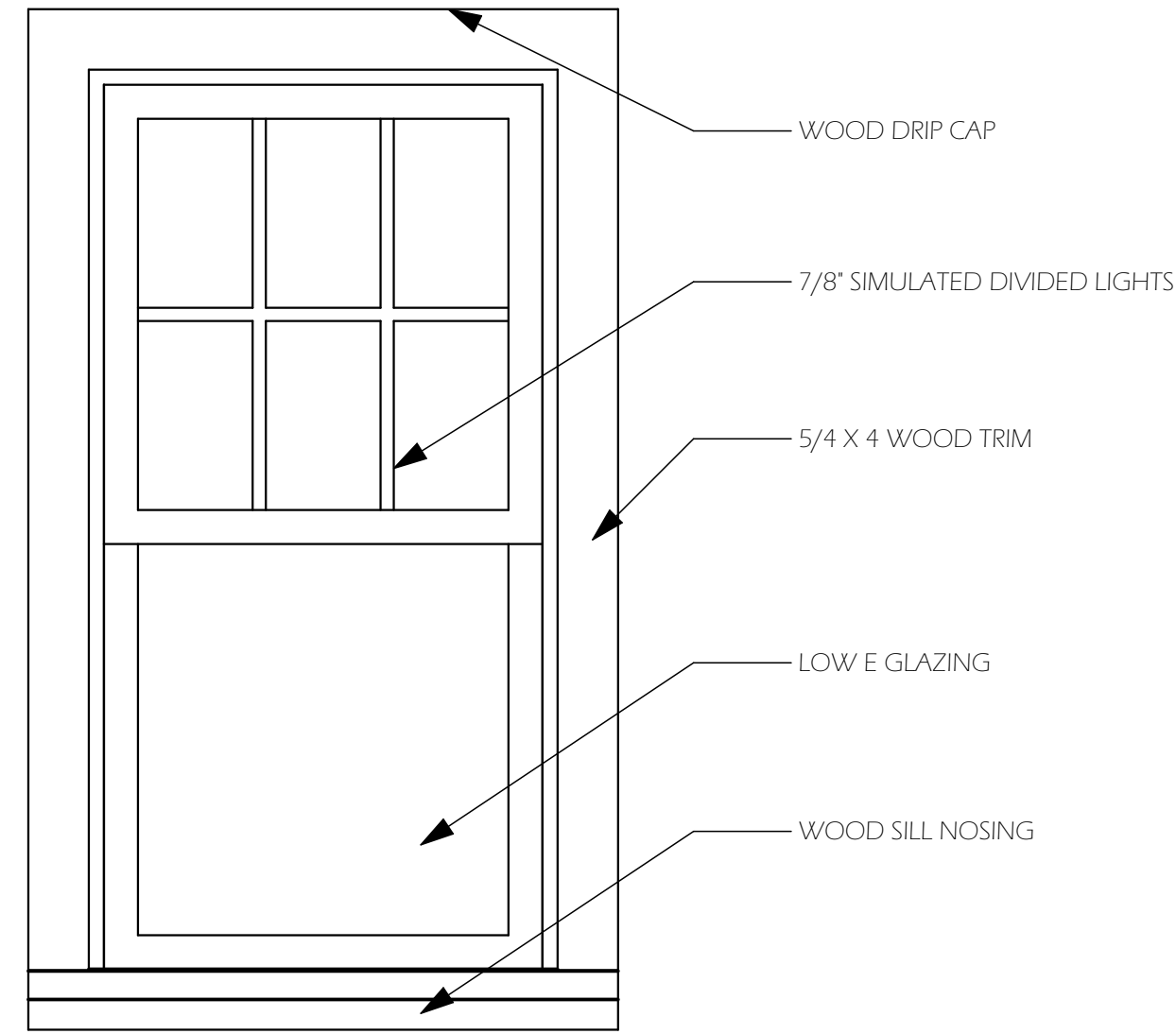
A-104



1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 COLUMN DETAIL
SCALE: 3/4" = 1'-0"



NOTE: TWIN UNITS HAVE 5 1/2" MULLION

3 WINDOW DETAIL
SCALE: 1" = 1'-0"

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SHEET TITLE:
DETAILS

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